

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 7-6-04 Stone Harbor Inc./Design Team West, 3201 West State Road 84/Generally located on the north side of State Road 84 one-half mile east of State Road 441.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 7-6-04 Stone Harbor, 3201 West State Road 84 (M-2)

REPORT IN BRIEF: The applicant requests site plan approval to expand the Roscioli Yachting Center, located on the north side of State Road 84 one-half mile east of State Road 441. The overall site is 12.81 acres (558,003.6 square feet), and the site plan is for the vacant 5.35 acres (233,068 square feet) to the west of the existing Yachting Center. The proposal includes two (2) structures to be used for the repair and outfitting of large watercraft, each with four (4) covered bays that can accommodate boats up 120' in length. Access to the site is via a 50' opening on to the State Road 84 frontage road. A temporary construction trailer is located 10' from the southwest corner of the site, and a storage compound area is located behind it. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one (1) year.

The proposed site plan can be considered compatible with the surrounding uses. To the north is an approximately 55' wide conservation easement planted with dense native vegetation then the New River Canal, then waterfront single family homes within the City of Fort Lauderdale; to the south is State Road 84; to the west after the wetland mitigation parcel is the Hacienda Flores wetland mitigation area, and to the east is the existing Roscioli Yachting Center. A note has been placed on the site plan indicating that operations on site are only to be conducted from 7:00 a.m. to 3:30 p.m. Monday through Friday, with no major work to be performed on Sundays and holidays; consistent with the conditions accepted by the developer when Town Council approved the revisions to the Land Development Code to accommodate the use, and is consistent with the conditions agreed to when the property was rezoned.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 11, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that the applicant brings back an elevation of the southernmost building for staff to review the 55-foot high sections of the façade which faces the south as well as the two sides, that there be some sort of a decorative metal panel in order to break down that facade and which would also go along with the nautical theme set for the building; 2) to provide a color board for the Town Council; 3) on the north side [river side], remove the white trim and paint that wall a lighter

blue; and 4) remove the light that is attached to the building and either add a pole to the outside or reduce the light levels or angle the light toward the building and not the river so that the light would be shielded. (Motion carried 5-0)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Staff Report, Site Plan

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner:

Name: Stone Harbor Inc.
Robert Roscioli, President
Address: 3201 West State Road 84
City: Fort Lauderdale, FL 33312
Phone: (954) 581-9200

Petitioner:

Name: Steve Kirk, RLA, AICP
Design Team West Inc.
Address: 1201 9th Avenue West
City: Bradenton, FL 34205
Phone: (800) 330-9233

Background Information

History: No deferrals have been requested.

Site Plan Committee Recommendation: This item was recommended for approval with conditions at the January 11, 2005, Site Plan Committee meeting.

Application Request: Site plan approval for expansion of the Roscioli Yachting Center.

Address/Location: 3201 West State Road 84/Generally located on the north side of State Road 84 one-half mile east of State Road 441.

Future Land Use Plan Map Designation: Industrial

Zoning: M-2, Medium Industrial District

Existing/Proposed Use: Vacant/Yachting Center and wetland mitigation area

Subject Parcel Size: 5.35 acres (233,068 square feet)

Overall Parcel Size: 12.81 acres (558,003.6 square feet)

Surrounding Uses:

North: New River Canal, Single family dwellings (City of Fort Lauderdale)
South: State Road 84, Pond Apple Slough wetland mitigation area
East: Bradford Marine
West: Hacienda Flores wetland mitigation area

Surrounding Future Land Use Plan Map Designations:

North: Residential (5 DU/ AC)
South: Transportation
East: Industrial
West: Conservation

Surrounding Zoning:

North: RS-5, One Family Dwelling District (Broward County)
South: M-2, Medium Industrial District
East: M-2, Medium Industrial District
West: RM-5, Low Medium Density Dwelling District (Hacienda Village)

Zoning History

Related History: In 1984, Section 1, Chapter 84-420, Laws of Florida (Senate Bill 1139) was approved by the Florida Legislature to revise the legal description of the Town's boundaries to include the dissolved municipality of Hacienda Village.

Ordinance 2000-15 was adopted on May 17, 2000, to amend the Land Development Code to adequately accommodate boat building and repairs. At this meeting, Mr. Roscioli stated that operations on the site would be conducted from 7:00 am to 3:30 pm Monday through Friday, with no major work to be performed on Sundays or Holidays.

Previous Requests on same property: The site plan, SP 11-6-93 Roscioli Yachting Center, to construct a new 4,000 square foot lean-to type shed structure to replace approximately 3,800 square feet of various sheds on the site, was approved on January 19, 1994.

The plat, P 10-3-97 Stone Harbor, for the 5.35 acres (233,068 square feet) site with a note restricting it to 85,000 square feet of industrial use, was approved on February 4, 1998, but an agreement for wetland mitigation with Broward County could not be reached prior to its expiration.

The plat, P 9-1-01 Stone Harbor, for the 5.35 acres (233,068 square feet) site with a note restricting it to 65,280 square feet boat repair and light industrial use, was approved on March 19, 2002, and subsequently recorded in Plat Book 173, Page 161, of the official records of Broward County on May 27, 2004.

The developer's agreement, DA 8-2-02 Stone Harbor, to provide for measures to satisfy conditions of the site's environmental impact report, was approved on October 3, 2002.

The rezoning, ZB 7-1-01 Stone Harbor, changing the 12.81 acre subject site from: M-1, Light Industrial District (Hacienda Village); to: M-2, Medium Industrial District, with voluntary deed restrictions that prohibit auction houses, processing facilities or storage of cement, concrete, lime, and petroleum refining, was approved October 3, 2001.

Applicable Codes and Ordinances

§12-24 (J) (8) Medium Industrial (M-2) District. The M-2 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for medium industrial uses which, by their inherent nature or by virtue of the materials used, processes utilized or products produced, may involve some characteristics objectionable to or incompatible with residential areas.

§12-83 Conventional Nonresidential Development Standards, M-2, Medium Industrial Districts, requires minimum lot area of 35,000 square feet, minimum lot frontage of 100', minimum setbacks of 25' from all street lines, 50' from property lines adjacent to areas zoned, occupied or Land Use Plan designated residential, 10' from property lines adjacent to areas zoned, occupied or Land Use Plan designated for nonresidential uses, 125' from all property lines for the manufacture, storage or processing concrete, cement and lime, and for heavy manufacturing, fabrication and industrial uses, excluding yacht manufacturing and repair; maximum building height of 35', the maximum height of all yacht manufacturing and repair, and marina uses shall not exceed 40' in height.

§12-208 (A) (39) Amount of off-street parking. Yacht manufacturing and repair, and marinas. One (1) space for one thousand three hundred (1,300) square feet of solid roofed area.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 7. This Planning Area, the smallest of the planning districts, encompasses what was once Hacienda Village. Bordered on the north by the North New River Canal and on the south by state Road 84, the area stretches approximately one mile east of SR 7, and includes the Hacienda Flores and Pond Apple Slough wetland mitigation sites.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 58.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 7-1:* The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval to expand the Roscioli Yachting Center, located on the north side of State Road 84 one-half mile east of State Road 441. The overall site is 12.81 acres (558,003.6 square feet), and the site plan is for the vacant 5.35

acres (233,068 square feet) to the west of the existing Yachting Center. The proposal includes two (2) structures to be used for the repair and outfitting of large watercraft, each with four (4) covered bays that can accommodate boats up 120' in length.

2. *Trails:* There are no trails, existing or planned, adjacent to the property.
3. *Buildings:* The south elevation of building "A" faces State Road 84 and has dark blue vertical ribbed metal panels, white canopy and fascia, second floor deck, dark gray tinted windows, aluminum columns, signage with white backgrounds and gold letters. In front of the stairwells are blue metal panels and decorative screen walls, and the sides of the buildings are white pre-cast concrete panels. The enclosed two story front portion of building "A" contains accessory uses such as office space, lounge, kitchen, and workout room. Building "B" contains only enclosed workshops, restrooms, and work bays. Between the buildings is a mobile lift and staging area to maneuver boats out of the adjoining boat basin. Building "C" is the gate house building which has been designed to complement the elevation of building "A" with the same materials and colors being used. The buildings total 65,014 square feet in size, and have a maximum height of 54'6" at the ridge of the roof (55' maximum allowed).
4. *Access and Parking:* Access is via a 50' opening on to the State Road 84 frontage road, and emergency access is proposed 45' to the east through a new gate to the existing site. Two parking lots are proposed, with the front lot having forty (40) spaces, including two (2) handicapped spaces; and the rear lot with thirteen (13) spaces, for a total of fifty-three (53) parking spaces (47 required).
5. *Lighting:* A lighting plan that meets the Land Development Code's requirements has been provided.
6. *Landscaping:* The site plan shows 99,046 square feet (2.27 acres) or 42.5 percent of open space (20 percent required). Along State Road 84 is the required 30' wide landscape buffer that is a continuous curvilinear design, variable in height, planted with Black Olive trees, Purple Tabebuia accent trees, with shrubs and ground covers of Dwarf Indian Hawthorn, Dwarf Oleander and Crinum Lily. The entrance is lined with Purple Tabebuia, Dwarf Indian Hawthorn, and Live Oaks are used in the site's landscape islands. In front of building "A" are landscape areas with Red Hibiscus (standards) and Asian Jasmine. The wetland buffer consists of Cabbage Palm, Cocoplum, and Fakahatchee Grass. To the north of a retention area that is 70' wide at its greatest extents is the north landscape buffer which is 10' wide and is shown to be planted with Royal Palms that are being relocated from on site, then a decorative metal fence, then there is an approximately 25' wide conservation easement and 20' landscape easement that has a raised berm and is heavily vegetated with native plant materials that include Mangrove and Pond Apple, and then the New River Canal. The north buffer is required to be 10' and no wall or shrubs are required because it is adjacent to a conservation and landscape easement.

7. *Drainage:* Retention areas are provided between the landscape buffer on State Road 84 and parking lot; and adjacent to building “B” and parking lot. Drainage for the site is subject to the developer’s agreement required by the Broward County prior to the recordation of the plat. The property is being connected to sanitary sewer service.
8. *Temporary Uses:* A temporary construction trailer is located 10’ from the southwest corner of the site, and a storage compound area is located behind it. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one (1) year.
9. *Compatibility:* The proposed site plan can be considered compatible with the surrounding uses. To the north is an approximately 55’ wide conservation easement planted with dense native vegetation then the New River Canal, then waterfront single family homes within the City of Fort Lauderdale; to the south is State Road 84; to the west after the wetland mitigation parcel is the Hacienda Flores wetland mitigation area, and to the east is the existing Roscioli Yachting Center. A note has been placed on the site plan indicating that operations on site are only to be conducted from 7:00 a.m. to 3:30 p.m. Monday through Friday, with no major work to be performed on Sundays and holidays.

Significant Development Review Agency Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Provide sheet for temporary uses, provide required loading zones, and place the hours of operation on the plans. *(These have been provided.)*

Engineering: Show State Road 84 with existing traffic striping and marking for 50’ around the site, provide sidewalk connection from the right-of-way to meet A.D.A. requirements, provide clear site triangles, provide minimum 25’ turning radius at all exit points, and show proper turning radius for large vehicles. *(These have been provided.)*

Staff Analysis

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation. The site plan is also consistent with the conditions accepted by the developer when Town Council approved the revisions to the Land Development Code to accommodate the use, and is consistent with the conditions agreed to when the property was rezoned.

Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the January 11, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and 1) that the applicant brings back an elevation of the southernmost building for staff to review the 55-foot high sections of the façade which faces the south as well as the two sides, that there be some sort of a decorative metal panel in order to break down that facade and which would also go along with the nautical theme set for the building; 2) to provide a color board for the Town Council; 3) on the north side [river side], remove the white trim and paint that wall a lighter blue; and 4) remove the light that is attached to the building and either add a pole to the outside or reduce the light levels or angle the light toward the building and not the river so that the light would be shielded. (Motion carried 5-0)

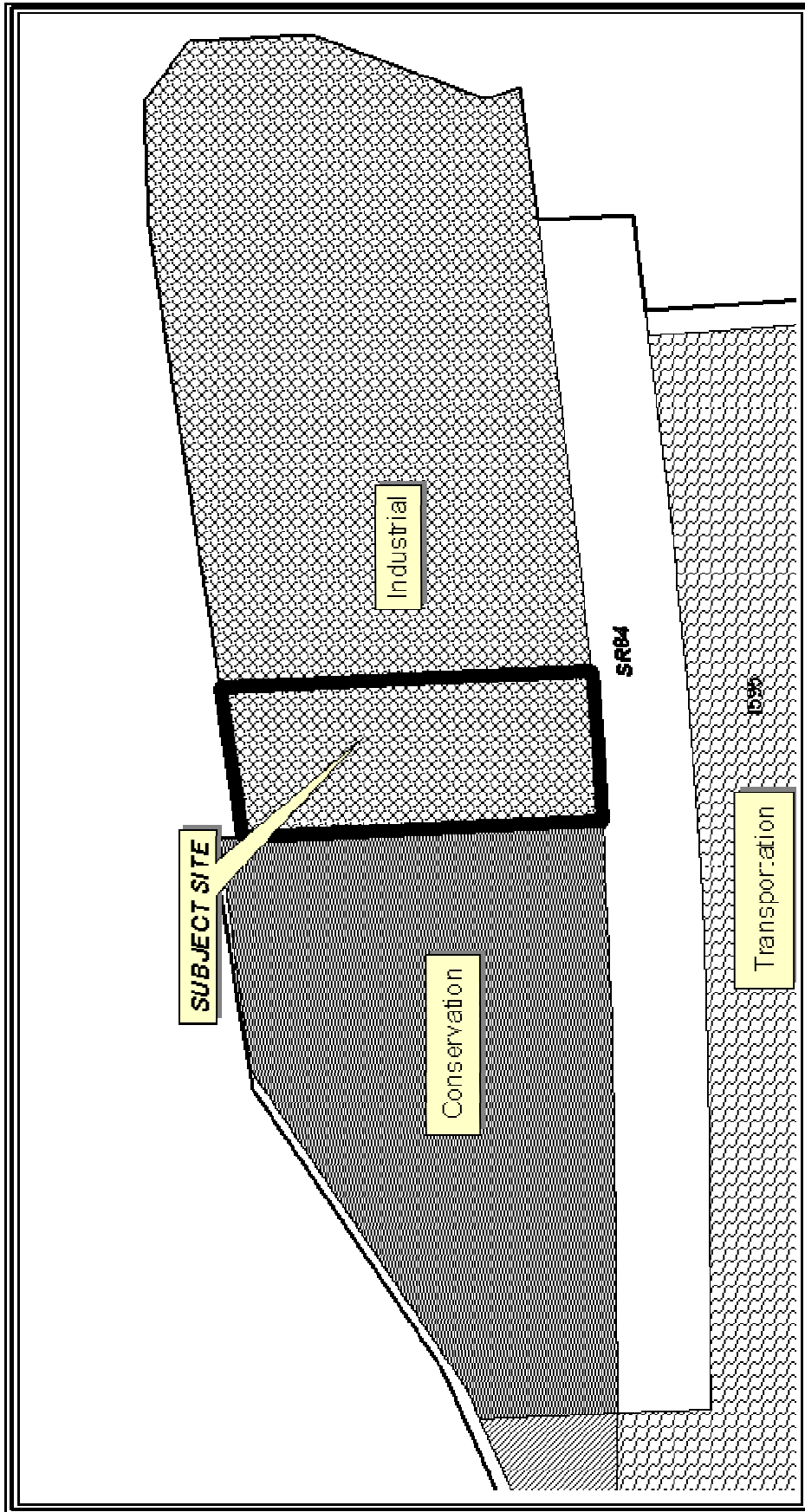
Town Council Action

Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Site Plan

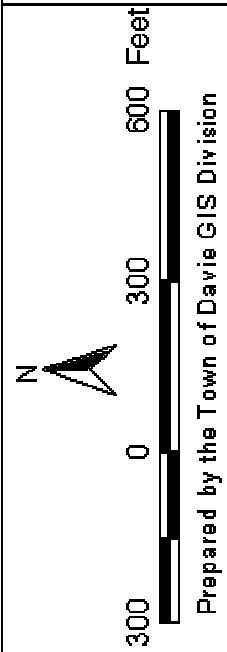
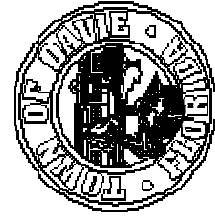
Prepared by: _____

Reviewed by: _____



SITE PLAN **SP 7-6-04** **Future Land Use Map**

Prepared by: ld
 Date Prepared: 12/16/01



Prepared by the Town of Davie GIS Division



<p>Date Flown: 12/31/02</p>	<p>SITE PLAN SP 7-6-04 Zoning and Aerial Map</p> <p>Prepared By: ID Date Prepared: 12/16/04</p>
<p>300 0 300 600 Feet</p>	
<p>Prepared by the Town of Davie GIS Division</p>	